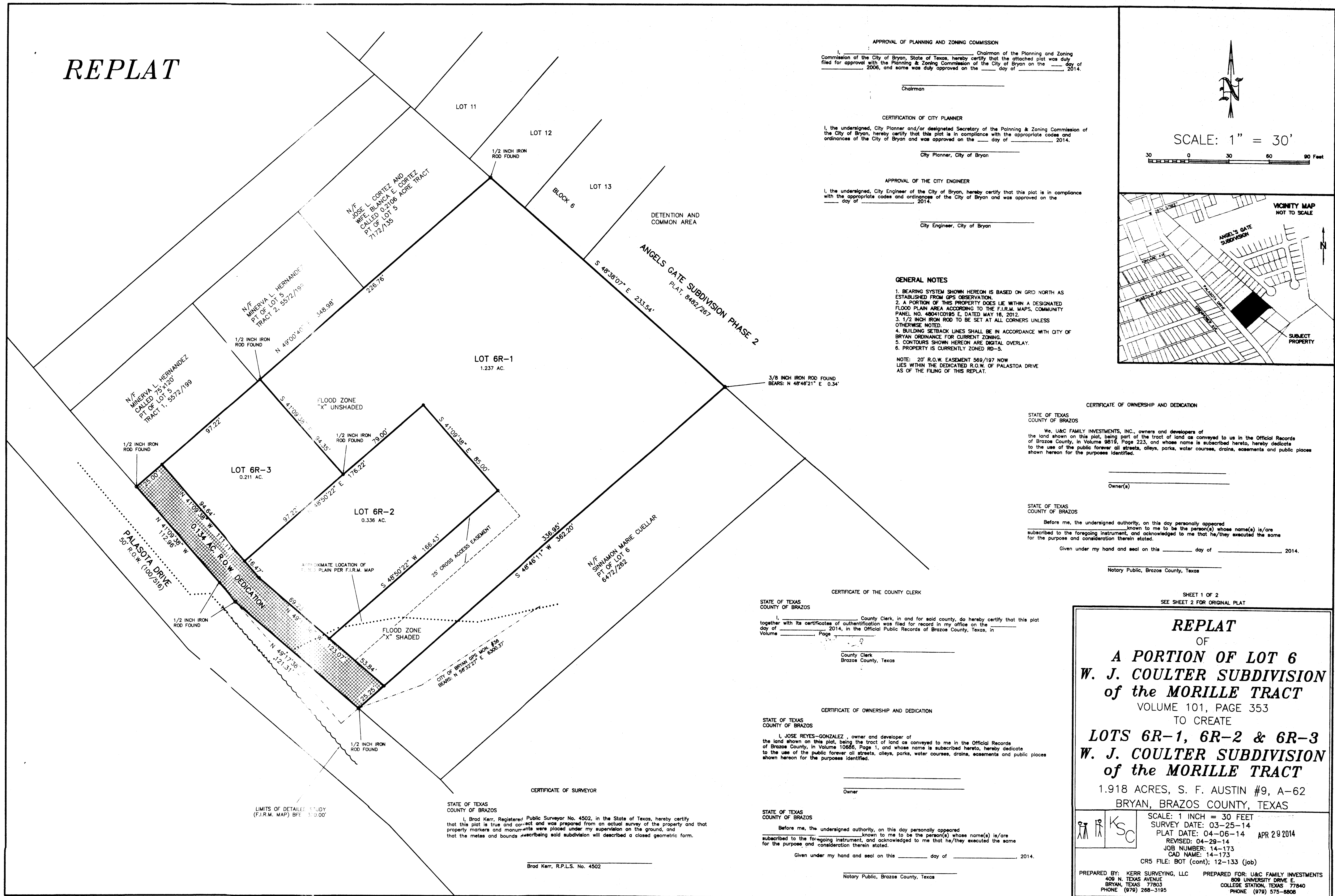


REPLAT



APPROVAL OF PLANNING AND ZONING COMMISSION
I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2014, and same was duly approved on the _____ day of _____, 2014.
Chairman

CERTIFICATION OF CITY PLANNER
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2014.
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2014.
City Engineer, City of Bryan

GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100195, DATED MAY 16, 2012.
3. 1/2 INCH IRON ROD TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE FOR CURRENT ZONING.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
6. PROPERTY IS CURRENTLY ZONED RD-5.
NOTE: 20' R.O.W. EASEMENT 569/197 NOW LIES WITHIN THE DEDICATED R.O.W. OF PALASOTA DRIVE AS OF THE FILING OF THIS REPLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, U&C FAMILY INVESTMENTS, INC., owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 9819, Page 223, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.
Owner(s) _____

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 2014.
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2014, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.
County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, JOSE REYES-GONZALEZ, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 10686, Page 1, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.
Owner _____

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 2014.
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will described a closed geometric form.
Brad Kerr, R.P.L.S. No. 4502

SHEET 1 OF 2
SEE SHEET 2 FOR ORIGINAL PLAT

REPLAT
OF
A PORTION OF LOT 6
W. J. COULTER SUBDIVISION
of the MORILLE TRACT
VOLUME 101, PAGE 353
TO CREATE
LOTS 6R-1, 6R-2 & 6R-3
W. J. COULTER SUBDIVISION
of the MORILLE TRACT
1.918 ACRES, S. F. AUSTIN #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 03-25-14
PLAT DATE: 04-06-14 APR 29 2014
REVISED: 04-29-14
JOB NUMBER: 14-173
CAD NAME: 14-173
CR5 FILE: BOT (cont): 12-133 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: U&C FAMILY INVESTMENTS
809 UNIVERSITY DRIVE E.
COLLEGE STATION, TEXAS 77840
PHONE (979) 575-8808